067.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,257,700	/	1,257,700
USE VALUE:	1,257,700	/	1,257,700
ASSESSED:	1,257,700	/	1,257,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOFIS LISA A
Owner 2:	SCHEFT JOHN S
Owner 3:	
Street 1:	70 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CENDANT MOBILITY FINANCIAL -
Owner 2:	-
Street 1:	70 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Vinyl Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8050.000	794,600		463,100	1,257,700
Total Card	0.185	794,600		463,100	1,257,700
Total Parcel	0.185	794,600		463,100	1,257,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.17 /Parcel: 424.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42812
GIS Ref	
GIS Ref	
Insp Date	11/15/18

!5722!

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	794,600	0	8,050.	463,100	1,257,700		Year end	12/23/2021
2021	101	FV	772,200	0	8,050.	463,100	1,235,300		Year End Roll	12/10/2020
2020	101	FV	771,900	0	8,050.	463,100	1,235,000	1,235,000	Year End Roll	12/18/2019
2019	101	FV	564,200	0	8,050.	430,000	994,200	994,200	Year End Roll	1/3/2019
2018	101	FV	564,200	0	8,050.	430,000	994,200	994,200	Year End Roll	12/20/2017
2017	101	FV	564,200	0	8,050.	377,100	941,300	941,300	Year End Roll	1/3/2017
2016	101	FV	564,200	0	8,050.	344,000	908,200	908,200	Year End	1/4/2016
2015	101	FV	533,500	0	8,050.	304,300	837,800	837,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:39:29

LAST REV

Date	Time
04/16/19	15:01:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENDANT MOBILIT	45630-320		7/15/2005		845,000	No	No		
LEPOW DANIEL J	45630-318		7/15/2005	Convenience	845,000	No	No		
O BRIEN JOHN R-	30847-488		11/9/1999	Family	413,500	No	No		
	15430-576		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	665	Wood Dec	10,000	C				
2/10/2006	93	Redo Bat	14,000			G7	GR FY07	
4/24/2002	317	Addition	80,000	C		G4	GR FY04	ADD MUDRM+BATH-REM

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Meas/Inspect	189	PATRIOT
8/15/2006	Permit Visit	BR	B Rossignol
11/4/2005	MLS	MM	Mary M
6/19/2000	MLS		
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8050		Sq. Ft.	Site		0	70.	0.82	12									463,050						463,100	

Total AC/HA:	0.18480	Total SF/SM:	8050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	463,050	Spl Credit		Total:	463,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10911667
Const Adj.:	1.03350127
Adj $ / SQ:	160.478
Other Features:	126540
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	832867
Depreciation:	38312
Depreciated Total:	794555

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

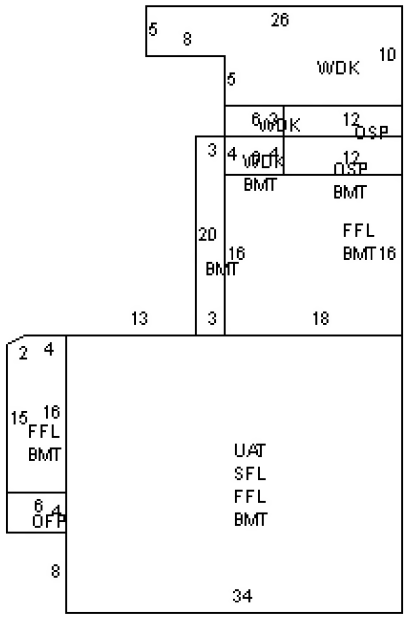
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	213.44
Special Features:	0	Val/Su Net:	182.16
Final Total:	794600	Val/Su SzAd	347.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,467	65.480	96,052
FFL	First Floor	1,335	160.480	214,239
SFL	Second Floor	952	160.480	152,775
WDK	Deck	262	10.150	2,658
UAT	Upper Attic	238	123.570	29,409
OSP	Screen Porch	84	41.090	3,451
OFP	Open Porch	24	45.470	1,091
	Net Sketched Area:	4,362	Total:	499,675
Size Ad	2287	Gross Area	5076	FinArea 2965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

067.0-0002-0008.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	